

PLANNING BOARD

Minutes - February 26, 1973

Members Present: Herndon, Cogswell, Evans, Kulmala and Santomenna

Mr. and Mrs. David Booher who live at the corner of Church St. and Concord Road appeared before the Board requesting the permission of the Planning Board to submit a revised plan for an addition to their home to the Board of Appeals before the end of the normal two year waiting period. Permission was denied by the Board of Appeals because it was so close to Concord Road and because of the added value to the house in case of a real estate taking for the purpose of widening the road. The one story 20 feet by 20 feet wing will be 11 feet back from the right of way. Since the four members of the Board that were present felt that the current plan was substantially different from the original plan that was denied, they voted their consent to the petitioner to go back to the Board of Appeals with the revised plan. The law requires the consent of six of the seven members of the Planning Board so Mr. Evans will contact the other Planning Board members and notify Mr. and Mrs. Booher. (A letter was sent to Mr. and Mrs. Booher on March 4, 1973 after Herndon, Cogswell, Evans, Kulmala, Santomenna and Thomson gave their consent - Mr. Heath was not available).

Mr. Lou Eno presented the plot plan on the property of Douglas D. Milne on Old East Street and Maple Street. The Clerk of the Board will be instructed to sign the non approval required plan.

Mrs. Kulmala had attended a meeting with Mr. David Stewart, Mrs. Anderegg of the Long Range Capital Requirements Committee and Mrs. Penhune. The Planning Board's objections to the Town's purchase of the Davis-Banta land were discussed. It was felt that an additional access could be constructed on either Church Street, Baldwin Road or Stearns Street. They did not believe that the uncertain boundaries would affect the use. Mrs. Penhune was going to check to see if it would be necessary to name a specific use for the Town to purchase the land. The question was raised regarding an option for a year during which time the use could be determined. The Selectmen, the School Committee and the Long Range Capital Requirements Committee are having a meeting on March 8 in Room 1 of Spalding School at 7:45 P.M. regarding this purchase and would like the Planning Board members to attend. A letter to the Planning Board from the School Committee endorsing the purchase of this land was read. The School Committee would like a study as to the best use for this land.

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Mrs. Penhune was going to see if the owner of the land would consider an option. The purchase of this land is consistent with the Benjamin Report.

Mrs. Kulmala had information regarding a Hearing on Bill No. 1845. This bill indicates that if a subdivision road is constructed in accordance with Planning Board specifications, then the Town must maintain it until acceptance.

Mr. Herndon reported on the Selectmen's Hearing on proposals to accept roads as town ways. There is now a law that states that unless a way is excluded from the description, there must be easements given to the town. Since none of the deeds excluded the ways from the lots, easements must be secured on all of these roads. Deck House has given Carlisle such easements. Easements have been sent by Town Counsel for signature to property owners on Carlisle Pines Drive, Orchard Acres Road, Pine Brook Road and Woodridge Road. These should be returned so that acceptance may take place at Town Meeting. Two property owners, Mr. Caney and Mr. Lesnick, on Indian Hill II are concerned about the water standing or draining over their property. The Selectmen asked that the Planning Board continue to hold the passbook and the check to secure the installation of the berm. Deck House asked for the return of their check as they consider this double indemnity. Mr. Herndon moved that the Board hold the check and the passbook until the Planning Board resolved the problem with the Board of Selectmen. After discussion, this motion was tabled and Mr. Santomenna made a motion to reaffirm the vote of the Planning Board on January 22nd & that the Clerk advise the Selectmen of the decision to return the passbook to Deck House.

The Board discussed Mr. and Mrs. Kenneth Evans request for a zoning change on the "Green House" on Bedford Road. Mr. Charles Evans moved that the Planning Board support the zoning change for the entire parcel. This was seconded by Mr. Santomenna. Mr. Evans said that the Benjamin Report recommended this change for future business expansion. Mr. Evans said this is a spot zoning request and we are lucky that it is within the town center zone. He was asked for his definition of spot zoning which is "to specifically zone a particular parcel." Mr. Evans takes exception to the letter by Mr. McWalter for the Historic District Commission in that there is already a tool for comprehensive planning done by a professional. Mrs. Kulmala said she likes what is currently proposed but

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is concerned as to what the future use might be. She feels that there should be tighter controls in the zoning law and she hopes that within a year there will be the tools to control the zoning law. Mr. Cogswell is concerned about the rate of business growth at this time since there are undeveloped parcels that may be developed. It was agreed that the concern about usage should be applied to all land and businesses in the center. Mr. Cogswell said we should encourage the development of what is already zoned for business use before we rezone additional land. Currently the building next to where the Post Office formerly was is being used as residential property although it is zoned for business. Mr. Cogswell does not want to see the whole center used for business as he feels the character of the town center would be lost. Mr. Evans motion was voted upon and Mr. Evans, Mrs. Kulmala and Mr. Santomenna voted in favor of it and Mr. Cogswell voted against it. Mr. Bob Sanchez of the Lowell Sun asked the area of the property and was told it was 23,000 feet. Mr. Gabor Miskolczy asked if twelve years was a good time to review the Benjamin Report and he was told it should be reviewed whenever it was felt necessary.

Mr. Kenneth Harte of the Conservation Commission was present and showed a map done by Professor Caldwell. All data should be completed by the Professor early in May. Mr. Santomenna submitted some additions to the proposed wetlands zoning draft. Mr. Harte had attended a hearing in Lexington on their wetlands zoning proposal. Lexington had a photo geometric survey of the town done for \$30,000. to assist in the zoning. This is the basis of the zoning and it is done thru contours - which may vary throughout the town. Professor Caldwell's maps of Carlisle show surface water, areas where the water table is within 10 feet of the surface and then below the 10 foot mark. Surface water is based on U.S.G.S. data which may not be entirely accurate. This map can be used as a guide as to where the water may be however it contains too many inaccuracies and should not be used for zoning. It was suggested that before Town Meeting someone should talk to the Assessors to see if there is any money left for line drawing on their maps of the photo interpretation for wetlands zoning. Mrs. Kulmala will contact the Assessors. This work will probably consist of: A photo interpreter taking the 1 to 600 photographs to see the vegetation and then drawing in those lines. Then

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those lines will be transferred to Caldwell's or the Assessors' maps (1 to 200). Then spot checks will have to be made in the field and someone will have to go back to the Assessors' maps and redo some of the work and relocate lines. The field work should be done by interested people - Planning Board members, Conservation Commission members, etc.

The Board then discussed the "Consensus Review" prepared by Mrs. Kulmala which should be considered part of these minutes.

A. Work in Progress, 1. Rules and Regulations - the work remaining on this is to have the Rules and Regulations retyped with the changes put in, have a Hearing and send a copy to Middlesex North Registry. It is hoped this can be completed in Spring 1973. 2. Wetland Zoning - present by March 1974 and 3. Town Center Plan - aim for October 1974.

It was suggested that an inventory of past study projects be prepared. This would consist of work on:

1. Cluster zoning
2. Betterment Act
3. Statistics File
4. By-Pass Study
5. Pipe Line report listing alternate routes
6. Reconnaissance Reports on Carlisle

The following changes in the Review were decided upon:

- B. 3. To read: At the same time, work on improving character of future residential development (cluster zoning).
- C. 4. To read: Strive for a modest but lively multi-purpose town center with such businesses as are compatible with continued residences: amend zoning text.
- C. 5. To read: Provide for parking areas integrated with business uses.
- D. 2. To read: To result in agreeable open space/development mix - especially for subdivisions. (Mrs. Kulmala is interested in exploring the possibility of including a requirement for modest priced homes in a cluster area).

Change Section D to read Possible Future Projects - current Section D to become:

1. Cluster zoning
2. (formerly F.) Outlying Special Purpose Areas
3. (formerly G.) Development of Housing Strategy

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The Board decided that their position regarding Bicycle/Foot Paths was a supportive one in that they are in agreement with the principle but not willing to appropriate the money at this time. Mr. Santomenna made a motion which was supported by Mr. Evans and Mr. Cogswell stating that the Planning Board would not make a recommendation on this proposal until such time as the position in the relative position of priorities has been determined. Consequently, the Planning Board is not ready to recommend that this pilot program be instituted.

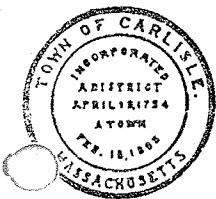
Mr. Santomenna said that he was sorry that the entire Board was not present but he wished that the Planning Board would pass a resolution to the effect that Mr. Terry Herndon and Mr. Charles Evans should be commended for their untiring and devoted service. Mr. Evans has served for fifteen years on the Board.

No date was set for the next meeting. This meeting was adjourned at 11:50 P.M.

Respectfully submitted

A handwritten signature in cursive script, reading "Patricia A. Macqueene".

Patricia A. Macqueene
Secretary



Town of Carlisle

MASSACHUSETTS 01741

GEORGE R. COGSWELL, JR., Clerk
698 Concord Road
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

A G E N D A

Planning Board Meeting

Spalding School

Room 3

Monday, Feb. 26, 1973

8:00 p.m.

1. New business
2. Since the Board of Appeals has denied their request for a variance, Mr. and Mrs. David M. Booher, who live at the corner of Church and Concord Streets are appearing before the Planning Board requesting our permission to submit a revised plan to the Board of Appeals before end of the normal 2 year waiting period. They wish to build an addition on their house, said addition to be located too close to the street.
3. Discussion of Mr. and Mrs. Kenneth Evans' request for a zoning change. The Board should take a position on this.
4. Wetlands Zoning draft revision discussion.
5. Kay has made the excellent suggestion that the present Board summarize its position on such in-progress work as Town Center Planning, Long Range Comprehensive Planning, Wetlands Zoning, Rules and Regulations revisions, etc., for the information of the new members to be elected.

It might be well to consider having the next meeting with the new members before Town Meeting on the 12th of March.